

**CITY OF BOULDER**  
**PLANNING BOARD ACTION SUMMARY**  
**Thursday, December 1, 2016**

<b>1. CALL TO ORDER AND ROLL CALL : 6:02 p.m.</b>			
Bryan Bowen	Absent	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Present		
<b>2. APPROVAL OF MINUTES</b>			
<b>3. PUBLIC PARTICIPATION</b>			
<b>A. Kari Palazzori, comment.</b> <b>B. Bruce Thompson</b> <b>C. Al Lablang</b>			
<b>4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS</b>			
<b>A.</b>		Call Up Item: Floodplain Development Permit (LUR2016-00103); 1770 13 <sup>th</sup> Street. This decision may be called up before Planning Board on or before December 5, 2016.	No Action
<b>B.</b>		Call-Up Item: NONCONFORMING USE REVIEW to in-fill existing high volume ceiling resulting in an additional 204 square feet of floor area split between four separate apartment units in existing common areas and bedrooms at 949 Marine Street. The proposal also includes replacing and expanding the existing exterior balconies on the north and south facades of the apartment building (case no. LUR2016-00024). The project site is zoned Residential – Mixed 1 (RM-1). The call-up period expires on December 6, 2016.	No Action
<b>C.</b>		Call Up Item: Wetland Permit (LUR2016-00084); Boulder Creek Confluence Restoration. This decision may be called up before Planning Board on or before December 5, 2016.	No Action
<b>D.</b>		Call Up Item: Wetland Permit (LUR2016-00074); La Mesa Drive. This decision may be called up before Planning Board on or before December 5, 2016.	No Action
<b>E.</b>		Call Up Item: Minor Subdivision (LUR2016-00032); 2935 19 <sup>th</sup> Street. This decision may be called up before Planning Board on or before December 6, 2016.	No Action
<b>5. PUBLIC HEARINGS</b>			
<b>A.</b>		AGENDA TITLE: Public hearing and Planning Board consideration of the following items relating to the property at 3303 Broadway:  1. Consideration of a Boulder Valley Comprehensive Plan (BVCP) land use map change request for the property from Public	Denied

		<p>(P) to High Density Residential (HR) (case no. LUR2016-00089);</p> <p>2. In conjunction with the requested land use map change described above, recommendation to City Council on a request to rezone the property from Public (P) to Residential - High 2 (RH-2) (case no. LUR2016-00041);</p> <p>3. Consideration of a Site Review application to redevelop the 1.3-acre property with two 3-story buildings containing approximately 57,000 square feet of floor area. The south building would include approximately 12,000 square feet of commercial area for office and retail uses, 34 efficiency living units (less than 475 square feet) and 10 apartments. The north building would include 6 townhomes with attached garages. The proposal includes a request for a 33% parking reduction to allow for 68 parking spaces, where 101 are required per the land use code. The applicant is seeking to create vested property rights as provided for in section 9-2-19, B.R.C. 1981 (case no. LUR2016-00042).</p> <p>4. Consideration of a Use Review application for a neighborhood business center and 34 efficiency living units, which is 68 percent of the proposed residential units. The neighborhood business center would include convenience retail uses, restaurants, personal services, offices, and indoor recreational or athletic facilities, which require Use Review approval to operate in the RH-2 zone district. The applicant is seeking to create vested property rights as provided for in section 9-2-19, B.R.C. 1981 (case no. LUR2016-00090).</p> <p>Applicant: Fulton Hill Properties Owner: 3303 Broadway LLC</p>	Denied
			Denied
			Denied
<b>Comments:</b>			
<b>6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY</b>			
<b>A.</b>		Annual Letter to Council	
<b>7. DEBRIEF / CALENDAR CHECK</b>			
<b>8. ADJOURNMENT: 11:57 p.m.</b>			